

**NAIOP Chicago**  
**38<sup>th</sup> Annual Awards for Excellence Finalists**

**Industrial Speculative Development of the Year - Small Scale (Less than 400,000 S.F.)**

**1032 West 43rd Street | The Missner Group**

- **Address:** 1032 W. 43rd St.
- **Square Footage:** 130,354
- **Project Cost:** \$28,500,000

Located in Chicago's historic Stockyards Industrial Park, 1032 W. 43rd Street is a 130,354-SF Class-A industrial facility delivering vital last-mile logistics capacity to the region. Developed by The Missner Group in partnership with Realterm, the project overcame complex site, entitlement, and supply chain challenges through innovative, sustainable solutions—including Geo Piers and an underground stormwater detention system. Designed to achieve ENERGY STAR® certification, the building is 79% leased to Chicago-based companies Clear Channel, Atom Banana, and T Castro Produce. The \$17M investment created 50–75 construction jobs and will support up to 100 permanent positions, strengthening both the local economy and industrial ecosystem.



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**2545 Prospect Court | High Street Logistics Properties**

- **Address:** 2545 Prospect Court
- **Square Footage:** 140,778
- **Project Cost:** \$17,856,567

High Street Logistics Properties developed one of the last remaining parcels in the I-88 East Submarket into a modern, Class A industrial facility. The team overcame significant challenges—including soil remediation, utility pipeline restrictions, and a macro slowdown in the overall leasing environment—to deliver an institutional-grade building with the ability to demise to up to three tenants to meet the demand of the market. As the only speculative building under construction in the corridor during 2024, High Street was able to prelease the facility to Rensa Filtration due to its ability to accelerate delivery by 60 days.





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**Hu Friedy | DERMODY**

- **Address:** 2501 Sanders Road
- **Square Footage:** 326,278
- **Project Cost:** \$90,000,000

One of five buildings in Phase I of Dermody's 3.2 million square foot redevelopment project, the 326,278 square foot spec building, was leased to the HuFriedy Group, a global leader in dental instrument manufacturing, infection prevention and instrument reprocessing workflows. The facility consolidated five Chicago locations creating their world headquarter executive office, engineering, production and warehouse facility. HuFriedy was attracted to The Logistics Campus because of their ability to access a highly efficient, modern industrial building and retain a significant portion of their labor.

The Hu-Friedy lease transaction was the largest in Northeast Cook County according to CBRE's Q1 2025 report.



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**O'Hare Logistics Center 16 | Seefried Properties**

- **Address:** 1305 E Algonquin Road
- **Square Footage:** 190,606
- **Project Cost:** \$37,000,000

Seefried purchased a vacant 62,500 SF office building on a 13-acre site in July 2024. The existing building was demolished to break ground on a new 190,606 SF industrial spec building. With the facility under construction, Seefried preleased 100% of the space to AGS taking occupancy in August 2025. This represents Seefried's 16th successful development in the supply constrained O'Hare submarket. Jonathan Kohn and John D'Orazio Colliers represented the tenant. Seefried was represented by Jason Lev, John Suerth and Jimmy Kowalczyk CBRE. FCL Builders is the GC, Kimley-Horn is the Civil Engineer, and Harris Architects is the AOR.



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**Pheasant Run Industrial Park | GSI Family Office**

- **Address:** 250-290 Kautz Rd
- **Square Footage:** 390,553
- **Project Cost:** \$34,000,000

The re-development of the former 84 Acres +/- Pheasant Run Golf Course into a modern, Class A industrial park that will be able to support up to 1.1 MM SF +/- over four (4) buildings.

